PROPOSED SITE IMPROVEMENT PLANS FOR

VOLVO OF WESTPORT



556 POST ROAD EAST FAIRFIELD COUNTY

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WESTPORT, CONNECTICUT

LEGEND PROPOSED SYMBOLS: EXISTING SYMBOLS: O Iron Pin (Found) (YD) Storm Yard Drain Monument (Found) (MH) Storm Drain Manhole Catch Basin Manhole □ "C" Catch Basin (SSMH) Sanitary Sewer Manhole '─ Utility Pole Perc Test Hole Location & Number Light Pole Deep Test Hole Location G Water Gate & Number Gas Valve Proposed Well Gas Meter (W) Existing Well **EXISTING LINETYPES:** PROPOSED LINETYPES: — S — Sanitary Sewer ——— S ——— Sanitary Sewer Line — E — Electric Service U/G Elec. Line ----- W ----- Water Service _____ T ____ U/G Telephone Service Overhead Utilities E/T Electric/Telephone Service Primary Septic U/G Tele. Line U/G Electric/Telephone Reserve Septic Contour (Major) Stone Ret. Wall 20.1 × Spot Elevation — *x*— *x*— *x*— *x*— Silt Fence (GSF) — Wood/Chain Link Fence Vegetative Buffer — TOWN LINE — TOWN LINE — TOWN/City Line WF#4 Wetland Limit (Flagged) _____ 25 Year Flood Line — FL — FL — FEMA Flood Line Floodway Boundary — мнw — мнw — Mean High Water

LOT LINE & TOPOGRAPHIC INFORMATION FOR 556 POST ROAD EAST TAKEN FROM PROPERTY AND PARTIAL TOPOGRAPHIC SURVEY PREPARED BY REDNISS & MEAD DATED APRIL 20, 2017.

COVER SHEET

LANDSCAPE PLAN

SITE DEVELOPMENT PLAN

DESCRIPTION

EROSION AND SEDIMENT CONTROL PLAN

EROSION AND SEDIMENT CONTROL NOTES

CONSTRUCTION DETAILS (1 OF 2)

CONSTRUCTION DETAILS (2 OF 2)

LIST OF DRAWINGS

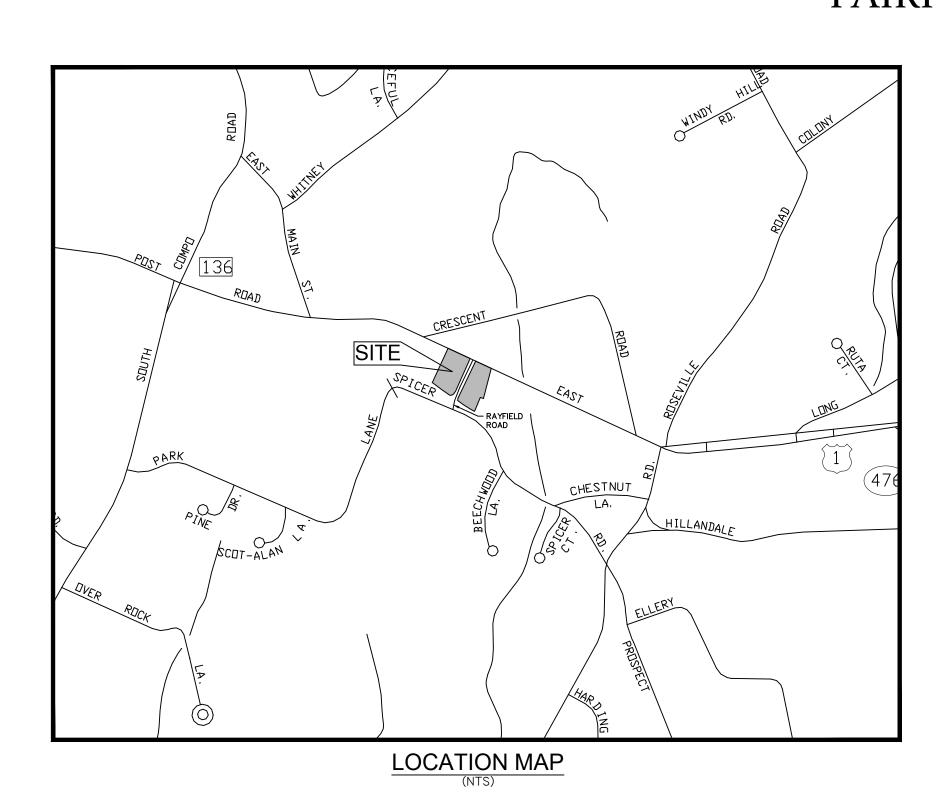
SHEET NO.

C-2.1

NOT FOR CONSTRUCTION

— cul — cul — Coastal Jurisdiction Line

FOR REVIEW AND APPROVAL BY PUBLIC AGENCIES ONLY



| PROPOSED USE: CAR DEALERSHIP | | | | | | | | |
|------------------------------|---|---|--|----------|--|--|--|--|
| DIMENSIONAL | REQUIRED/ALLOWED | EXISTING | PROPOSED | CONFORMS | | | | |
| LOT AREA (MIN.) | 30,000 SF | GBD: 32,242 SF <u>RES. A: 10,278 SF</u> TOTAL: 42,520 ¹ | NO CHANGE | Y | | | | |
| BUILDING COVERAGE (MAX.) | GBD: 25% / 8,060.5 SF RES. A: 15% / 1,541.7 SF | GBD: 32.6% / 10,515 SF RES. A: 56.6% / 5,815 SF ² TOTAL: 38.4% / 16,330 SF | GBD: 33.0% / 10,640 SF ³ RES. A: 56.6% / 5,815 SF ² TOTAL: 38.7% / 16,455 SF | Y | | | | |
| FLOOR AREA RATIO (MAX.) | GBD: 0.25 / 8,060.5 SF RES. A: N/A | GBD: 0.40 / 12,911 SF ² RES. A: 0.57 / 5,814 SF TOTAL: 0.44 / 18,725 SF | NO CHANGE ⁴ | Y | | | | |
| 2ND FLOOR AREA (MAX.) | 25% OF FIRST FLOOR 4,082.5 SF | N/A | 3,600± SF ⁵ | Y | | | | |
| FRONTAGE (MIN.) | | | | | | | | |
| POST ROAD EAST | GBD: 150 ⁶ | 160' | NO CHANGE | Y | | | | |
| RES. A ZONE | RES. A: 50' | 230' | NO CHANGE | Y | | | | |
| SETBACKS (MIN.) | | | | | | | | |
| FRONT | | | | | | | | |
| POST ROAD EAST | | 34.6' (TO OVERHANG) | 36.5' (TO BUILDING) ⁷ | Y | | | | |
| RAYFIELD ROAD | 30' | 13.2' (TO OVERHANG) | 15.3' (TO BUILDING) ⁷ | Y | | | | |
| SPICER ROAD | | 12.0' (TO OVERHANG) | NO CHANGE | Y | | | | |
| SIDE | 15' | 17.6' (TO BUILDING) | NO CHANGE | Y | | | | |
| BUILDING HEIGHT (MAX.) | GBD: 25' RES. A: 35' | GBD: 20'± RES. A: 20'± | GBD: 25' ⁸ RES. A: 20' | Y | | | | |
| STORIES (MAX.) | GBD: 2 STORIES RES. A: 2.5 STORIES | GBD: 1 STORY RES. A: 1 STORY | GBD: 2 STORIES ⁹ RES. A: 1 STORY | Y | | | | |
| PARKING | 87 SP. | 23 SP. ¹⁰ | NO CHANGE | Y | | | | |

10. 23 CUSTOMER SPACES WILL BE MAINTAINED ONSITE.

CHECKED BY:

PROJECT No.

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19155-01

11/20/19

SOUNKE SOUNKE 27803 27803 VICENSO

/27/19 REVISED PER STAFF COMMENTS

Civil Engineering * Site Plannin
Environmental Science & Engi
Structural Engineering * Land S
Permit Coordinating & Manage
Construction Management & F

EMENTS FOR AN EXISTING CAR DEALERSHIP

556 POST ROAD WEST
WESTPORT, CT
PROPOSED SITE IMPROVE
SITE DEVELOPMENT PLAN

PROJECT No. 19155-01

SCALE DATE 11/20/19

DRAWN BY: CHECKED BY: AS

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FOR REVIEW AND APPROVAL

BY PUBLIC AGENCIES ONLY

CONTRACTOR TO PROTECT AND REESTABLISH CHD MONUMENTS ALONG FRONTAGE CONTACT

MR. VINCENT HANCHURUCK DISTRICT 3 SURVEY

SECTION AT 203-389-3112

GENERAL EROSION AND SEDIMENT CONTROL NOTES

- 1. LAND DISTURBANCE WILL BE KEPT TO A MINIMUM; RESTABILIZATION WILL BE SCHEDULED AS SOON AS POSSIBLE.
- 2. SILT FENCE WILL BE INSTALLED ALONG THE TOE OF ALL CRITICAL CUT AND FILL
- SLOPES, SOIL STOCKPILE AREAS, AND IN THOSE AREAS SHOWN ON THE PLAN. 3. ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE STATE OF
- 4. EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED PRIOR TO LAND DISTURBANCE WHENEVER POSSIBLE.

CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL. 2002.

- 5. ALL TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE PROPERLY MAINTAINED UNTIL STABILIZATION HAS BEEN ACHIEVED.
- 6. ADDITIONAL CONTROL MEASURES WILL BE INSTALLED DURING THE CONSTRUCTION PERIOD IF NECESSARY OR REQUIRED. A MINIMUM OF 50 FEET OF SILT FENCE SHALL BE STORED AT THE SITE FOR EMERGENCY USE.
- ANY EXCAVATIONS THAT MUST BE DEWATERED WILL BE PUMPED INTO AN ACTIVE DRAINAGE SYSTEM OR DISPERSED IN AN UNDISTURBED FIELD AREA. THE INLETS OF ALL PUMPS ARE TO BE FLOATED A MINIMUM OF 24 INCHES OFF THE BOTTOM OF THE EXCAVATION.
- 8. WATER AND CALCIUM CHLORIDE SHALL BE APPLIED TO UNPAVED ACCESSWAYS TO PREVENT WIND GENERATED SEDIMENTS AND DUST.
- 9. DEBRIS AND OTHER WASTES RESULTING FROM EQUIPMENT MAINTENANCE AND CONSTRUCTION ACTIVITIES WILL NOT BE DISCARDED ON-SITE.
- 10. SEDIMENT REMOVED FROM CONTROL STRUCTURES WILL BE DISPOSED OF IN A MANNER WHICH IS CONSISTENT WITH INTENT OF THE PLAN.
- 11. SILT FENCES SHALL HAVE SEDIMENT REMOVED WHEN THE DEPTH OF THE SEDIMENT IS EQUAL TO ½ TO ½ THE HEIGHT OF THE FENCE. FENCES SHALL BE PROPERLY INSTALLED AND RIPPED FENCE OR BROKEN POSTS REPAIRED AS SOON AS PRACTICAL.
- 12. ANTI-TRACKING PADS AND GRAVEL CHECK DAMS SHALL BE REPLACED WHEN VOID SPACES ARE FULL OR STRUCTURES ARE BREACHED, AS APPLICABLE.
- 13. TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED AND THE SOIL SURFACE STABILIZED WHEN CONSTRUCTION IS COMPLETE AND THE SOIL SURFACES ARE PERMANENTLY STABILIZED. STRUCTURAL COMPONENTS SHALL BE CLEANED OF ALL SEDIMENT UPON COMPLETION OF CONSTRUCTION.
- 14. THE OWNER IS ASSIGNED THE RESPONSIBILITY FOR IMPLEMENTING THIS EROSION AND SEDIMENT CONTROL PLAN. THIS RESPONSIBILITY INCLUDES INSTALLATION AND MAINTENANCE OF CONTROL MEASURES. INFORMING ALL PARTIES ENGAGED ON THE CONSTRUCTION SITE OF THE REQUIREMENTS AND OBJECTIVES OF THE PLAN, NOTIFYING THE PLANNING AND ZONING COMMISSION OF ANY TRANSFER OF THIS RESPONSIBILITY, AND FOR CONVEYING A COPY OF THE EROSION AND SEDIMENT PLAN IF AND WHEN THE TITLE OF LAND IS TRANSFERRED.

CONSTRUCTION SEQUENCE

PHASE I: PREPARATION

- 1. INSTALL TRACKING PAD FOR CONSTRUCTION ENTRANCE AND SILT FENCE BACKED WITH HAYBALES.
- INSTALL SECURITY FENCE AS SHOWN ON THE PLANS.
- REMOVE/DEMOLISH PORTION OF EXISTING BUILDING. REMOVE EXISTING PAVEMENT ONLY AS NECESSARY TO PROCEED WITH EACH PHASE OF CONSTRUCTION.

PHASE II:

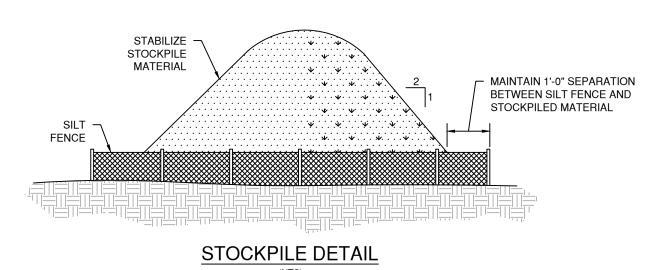
- REMOVE/DEMOLISH PORTION OF EXISTING SALES PORTION OF THE BUILDING.
- 2. CONSTRUCT BUILDING, CURBING, AND SIDEWALK WITHIN AREA SURROUNDING THE ADDITION.
- 3. INSTALL CURBING AND PAVEMENT ALONG POST ROAD EAST AND IN NORTHERN DISPLAY PARKING AREA.

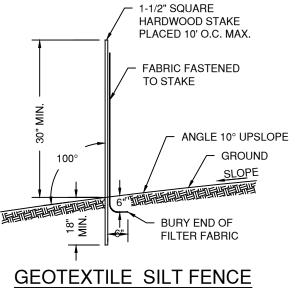
- 1. CONSTRUCT IMPROVEMENTS TO THE BUILDING FOR SERVICE AND PARTS.
- 2. INSTALL CURBING AND SIDEWALK ALONG RAYFIELD ROAD.

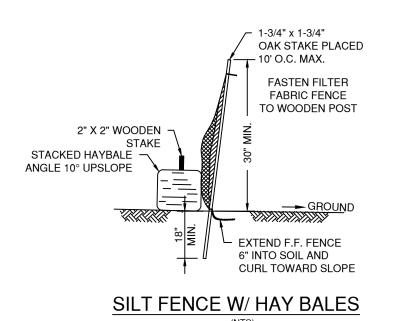
- 1. FINAL GRADING OF SUBGRADE WITHIN PARKING LOT.
- PAVE PARKING LOT.

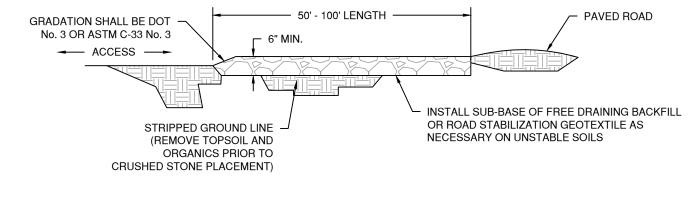
3. SEED & MULCH DISTURBED AREAS AND INSTALL LANDSCAPING AS SOON AS POSSIBLE.

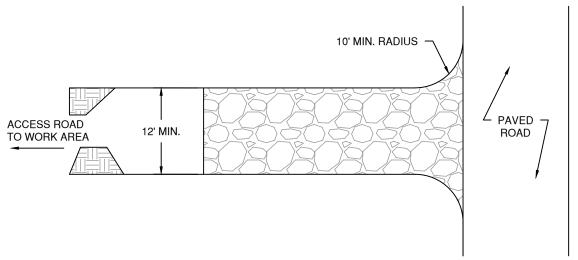
- MAINTAIN ALL SEDIMENT AND EROSION CONTROLS IN AN EFFECTIVE CONDITION DURING THE
- 2. CLEAN EFFECTED PORTION OF ON & OFF SITE ROADS AND DRIVEWAYS. 3. REMOVE ACCUMULATED SEDIMENT FROM EFFECTED AREAS AND DISPOSE OF LEGALLY.
- 4. REMOVE TEMPORARY SEDIMENT AND EROSION CONTROLS.



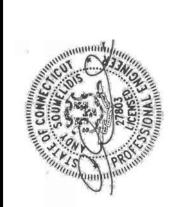








CONSTRUCTION ENTRANCE



19155-01 PROJECT No. 11/20/19 NTS

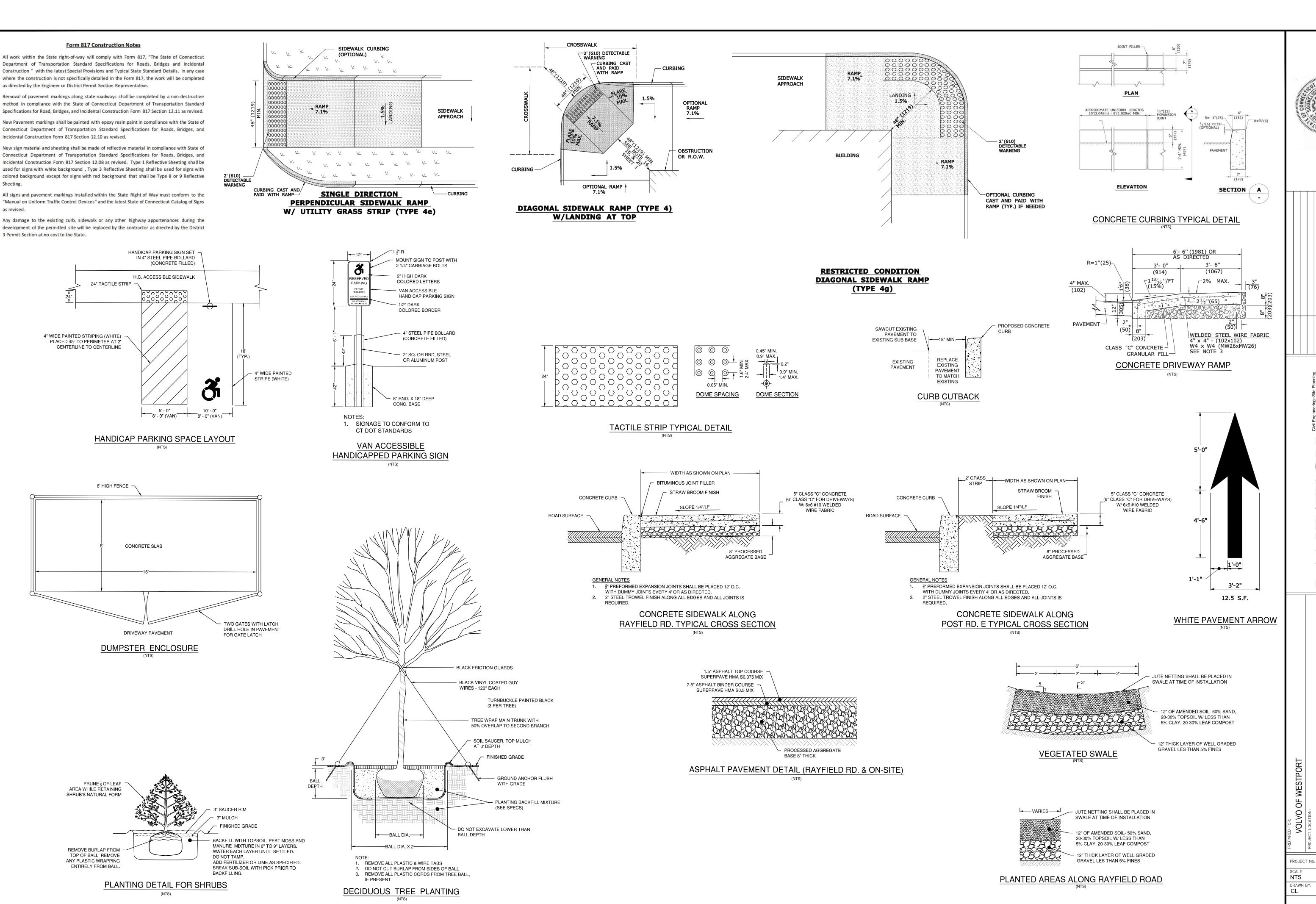
CHECKED BY:

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DRAWN BY:

as revised.

3 Permit Section at no cost to the State.



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19155-01

11/20/19

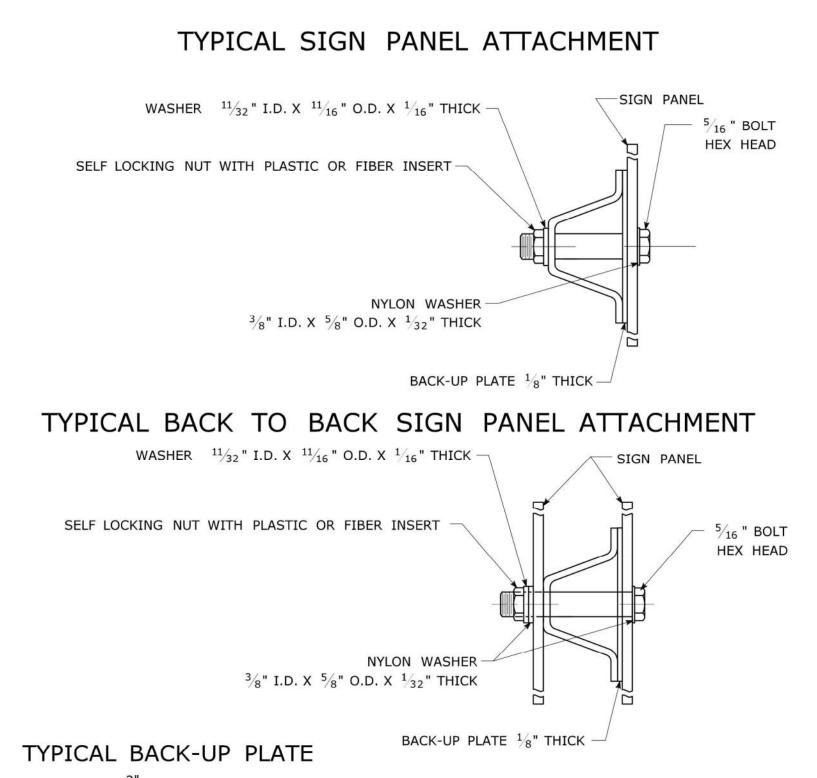
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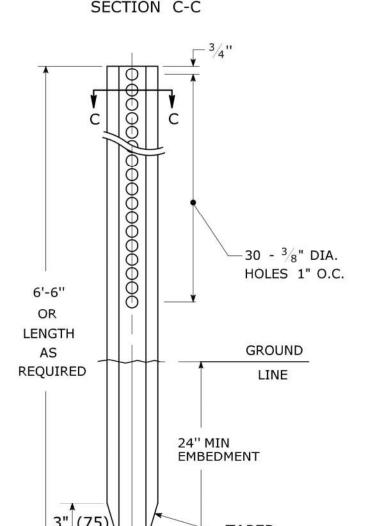
E IMPROVEMENTS F I DETAILS (1 OF 2)

TYPICAL METAL SIGN POSTS



METAL DELINEATOR POST WT./FT. = 1.12 LBS./FT. MIN.

SECTION C-C



GENERAL NOTES:

- 1. STEEL FOR DELINEATOR POSTS SHALL BE ASTM A36 STEEL. STEEL FOR ALL OTHER POSTS SHALL CONFORM TO THE MECHANICAL REQUIREMENTS OF ASTM A 499 GRADE 80 AND TO THE CHEMICAL REQUIREMENTS OF ASTM A1 CARBON STEEL TEE RAIL HAVING NOMINAL WEIGHT (MASS) OF 91 LBS. OR GREATER PER LINEAR YARD.
- 2. AFTER FABRICATION, ALL STEEL POSTS, STRAPS AND PLATES SHALL BE GALVANIZED TO MEET THE REQUIREMENTS OF ASTM A123.
- 3. WASHERS FOR BREAKAWAY INSTALLATIONS SHALL MEET ASTM F436, TYPE 1.
- 4. SPACER BAR FOR BREAKAWAY INSTALLATION SHALL CONFORM TO THE MECHANICAL REQUIREMENTS OF ASTM A36.
- 5. ALL BOLTS, NUTS, AND WASHERS FOR BREAKAWAY INSTALLATIONS SHALL BE GALVANIZED TO MEET THE REQUIREMENTS OF ASTM A153.
- 6. ALL SIGN POSTS SHALL HAVE BREAKAWAY FEATURES THAT MEET AASHTO REQUIREMENTS CONTAINED IN THE CURRENT "STANDARD SPECIFICATIONS FOR STRUCTURAL SUPPORTS FOR HIGHWAY SIGNS, LUMINAIRES AND TRAFFIC SIGNALS." THE BREAKAWAY FEATURES SHALL BE STRUCTURALLY ADEQUATE TO CARRY THE SIGNS SHOWN IN THE PLANS AT 60 mph WIND LOADINGS. INSTALLATIONS SHALL BE IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.
- 7. SIGN POSTS SHALL BE 4 LBS./FT.

TYPICAL SIGN POST INSTALLATION IN LEDGE

31/2"

NOT TO SCALE

³/₈" DIA. HOLE

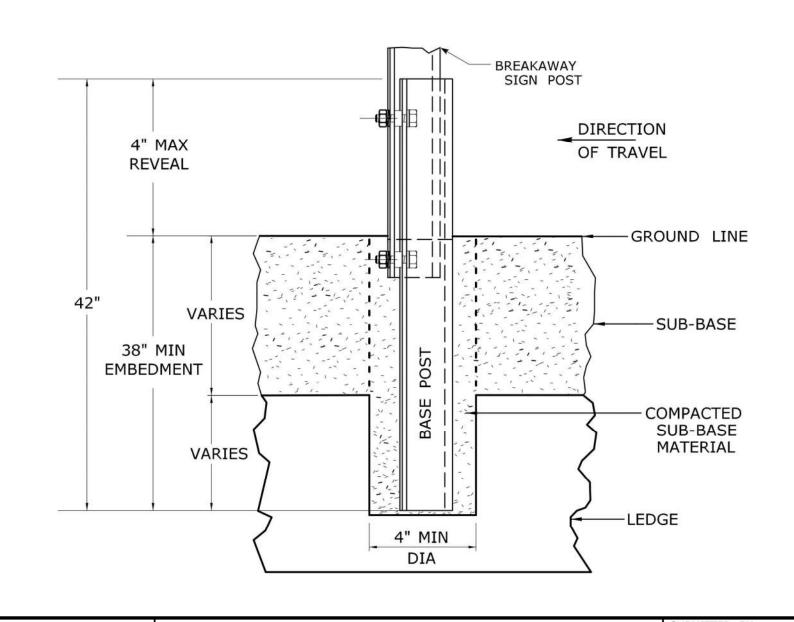
LEDGE SHALL BE REMOVED TO DRIVE THE BASE POST TO A DEPTH OF 38". HOLE SHALL BE FILLED WITH SUB-BASE MATERIAL AND COMPACTED WITH A TAMPING BAR, OR TECHNIQUE APPROVED BY THE ENGINEER, PRIOR TO BASE POST INSTALLATION.

(ALLOY TYPES 304 OR 316).

BOLTS - STAINLESS STEEL CONFORMING TO ASTM F593,

ALLOY GROUP 1 OR 2 (ALLOY TYPES 304 OR 316). WASHERS - STAINLESS STEEL CONFORMING TO ASTM A240,

SELF LOCKING NUTS - STAINLESS STEEL CONFORMING TO ASTM F594,



STATE OF CONNECTICUT

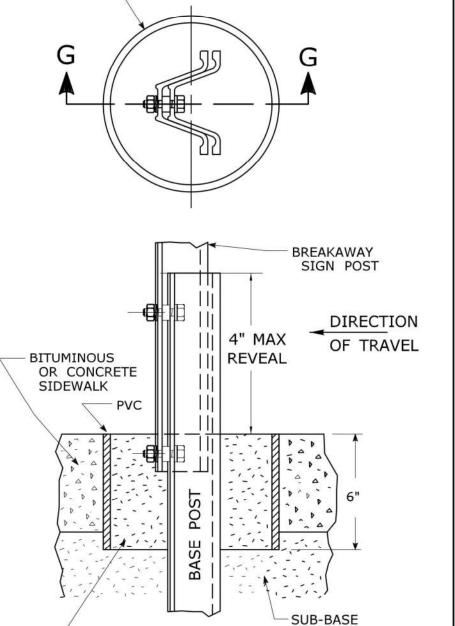
DEPARTMENT OF TRANSPORTATION

Filename: TR-1208_02_May_2017_Revision.dgn Model: TR-1208_02

TYPICAL SLEEVE FOR PAVED AREAS

─ 6" POLYVINYL CHLORIDE CONDUIT

SCHEDULE 40 OR 80



CTDOT

STANDARD SHEET

OFFICE OF ENGINEERING

LIGHTLY

Mark F. Makuch, P.E.

2017.06.07 07:30:30-04'00'

Mary E. Baker, P.E. 2017.06.13 15:28:14-04'00'

Gregory M. Dorosh, P.E.

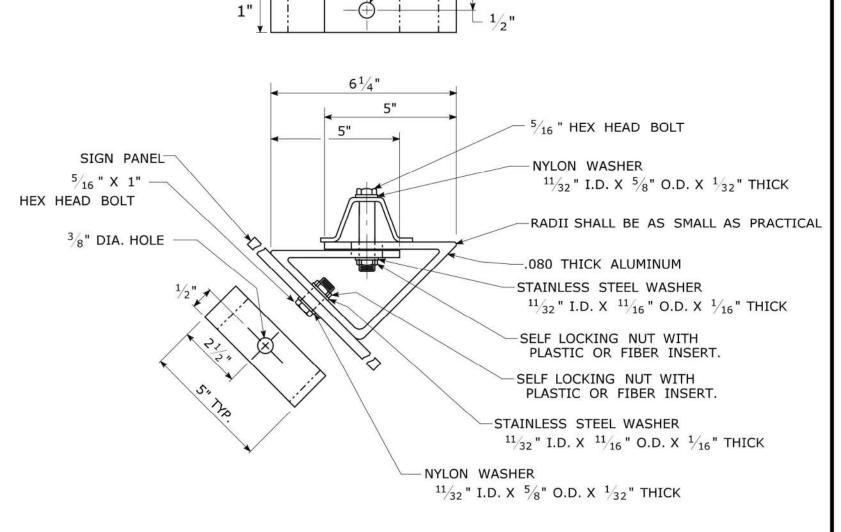
2017.06.15 09:27:29-04'00'

Mark Makuch

Moy E Bake

COMPACTED FILL

45° MOUNTING BRACKET FOR INSTALLATION OF PARKING SIGNS



METAL SIGN POSTS AND SIGN MOUNTING DETAILS

TR-1208_02

NOT FOR CONSTRUCTION FOR REVIEW AND APPROVAL BY PUBLIC AGENCIES ONLY

EXISTING AN 556 POST ROAD WEST
WESTPORT, CT
PROPOSED SITE IMPROVEMENTS FOR CONSTRUCTION DETAILS (2 OF 2)

19155-01 PROJECT No. 11/20/19 NTS

CHECKED BY:

DRAWN BY:

| RO | | | CONTRACTOR OF THE PARTY OF THE | HEIGHT | ROOTS | COMMENTS |
|---------------------------------------|---------------------------------------|--|---|---|--|--|
| | ACER RUBRUM 'OCTOBER GLORY' | OCTOBER GLORY UPRIGHT RED MAPLE | 4"cal. | | B&B | UPRIGHT GROWTH |
| ND | BETULA NIGRA 'DURA HEAT' | DURA HEAT RIVER BIRCH | | 12-14' | в&в | MULTI-STEM CLUMP |
| НН | HEDERA HELIX | ENGLISH IVY | 5 gal. | | CONT. | TRAINED ON TRELLIS |
| IXH | HEMEROCALIS X. 'HAPPY RETURNS' | HAPPY RETURNS DAYLILLY | 5 pt. | | CONT. | FULL |
| VH | ITEA VIRGINICA 'HENRY'S GARNET' | HENRYS GARNET VIRGINIA SWEETSPIRE | | 15-18" | CONT. | FULL |
| MB | LIRIOPE MUSCARI 'BIG BLUE' | BIG BLUE LILLY TURF | 5 pt. | | CONT. | FULL |
| 1DC | MICROBIOTA DECUSSATA 'CONDREW' | BLUE SIBERIAN CARPET | 18" spread | | CONT. | FULL |
| IFD | NEPETA FAASSENII 'DROPMORE' | DROPMORE CATMINT | 1 gal. | | CONT. | FULL |
| 1111 | PENNISETUM ALOPERCUROIDES 'HAMELN' | HAMELN DWARF FOUNTAIN GRASS | 1 gal. | | CONT. | FULL |
| LU | PRUNUS LAUROCERASSUS 'OTTO LUYKEN' | OTTO LUYKEN CHERRY LAUREL | | 18-24" | CONT. | FULL |
| (PG | QUERCUS PALUSTRIS 'GREEN PILLAR' | GREEN PILLAR PIN OAK | 3.5-4" cal. | | B&B | UPRIGHT GROWTH |
| SJP | SPIREA JAPONICA 'LITTLE PRINCESS' | LITTLE PRINCESS SPIREA | | 15-18" | CONT. | FULL |
| N N N N N N N N N N N N N N N N N N N | IH XH //H MB DC FFD LO LO PFG IIP | H HEDERA HELIX XH HEMEROCALIS X. 'HAPPY RETURNS' YH ITEA VIRGINICA 'HENRY'S GARNET' MB LIRIOPE MUSCARI 'BIG BLUE' DC MICROBIOTA DECUSSATA 'CONDREW' FD NEPETA FAASSENII 'DROPMORE' AH PENNISETUM ALOPERCUROIDES 'HAMELN' LO PRUNUS LAUROCERASSUS 'OTTO LUYKEN' PG QUERCUS PALUSTRIS 'GREEN PILLAR' JP SPIREA JAPONICA 'LITTLE PRINCESS' | H HEDERA HELIX ENGLISH IVY KH HEMEROCALIS X. 'HAPPY RETURNS' HAPPY RETURNS DAYLILLY HITEA VIRGINICA 'HENRY'S GARNET' HENRYS GARNET VIRGINIA SWEETSPIRE BIG BLUE LILLY TURF BLUE SIBERIAN CARPET DO MICROBIOTA DECUSSATA 'CONDREW' BLUE SIBERIAN CARPET DROPMORE CATMINT HAMELN DWARF FOUNTAIN GRASS 'HAMELN' DROPMORE CATMINT HAMELN DWARF FOUNTAIN GRASS 'HAMELN' OTTO LUYKEN CHERRY LAUREL LUYKEN' PG QUERCUS PALUSTRIS 'GREEN PILLAR' GREEN PILLAR PIN OAK | H HEDERA HELIX ENGLISH IVY 5 gal. KH HEMEROCALIS X. 'HAPPY RETURNS' HAPPY RETURNS DAYLILLY 5 pt. KH HEMEROCALIS X. 'HAPPY RETURNS' HAPPY RETURNS DAYLILLY 5 pt. KH ITEA VIRGINICA 'HENRY'S GARNET' HENRYS GARNET VIRGINIA SWEETSPIRE MB LIRIOPE MUSCARI 'BIG BLUE' BIG BLUE LILLY TURF 5 pt. DC MICROBIOTA DECUSSATA 'CONDREW' BLUE SIBERIAN CARPET 18" spread FD NEPETA FAASSENII 'DROPMORE' DROPMORE CATMINT 1 gal. AH PENNISETUM ALOPERCUROIDES HAMELN DWARF FOUNTAIN GRASS 1 gal. 'HAMELN' LO PRUNUS LAUROCERASSUS 'OTTO OTTO LUYKEN CHERRY LAUREL LUYKEN' PG QUERCUS PALUSTRIS 'GREEN PILLAR' GREEN PILLAR PIN OAK 3.5-4" cal. JP SPIREA JAPONICA 'LITTLE PRINCESS' LITTLE PRINCESS SPIREA | H HEDERA HELIX ENGLISH IVY 5 gal. KH HEMEROCALIS X. 'HAPPY RETURNS' HAPPY RETURNS DAYLILLY 5 pt. KH HEMEROCALIS X. 'HAPPY RETURNS' HAPPY RETURNS DAYLILLY 5 pt. KH ITEA VIRGINICA 'HENRY'S GARNET' HENRYS GARNET VIRGINIA SWEETSPIRE 15-18" MB LIRIOPE MUSCARI 'BIG BLUE' BIG BLUE LILLY TURF 5 pt. DC MICROBIOTA DECUSSATA 'CONDREW' BLUE SIBERIAN CARPET 18" spread FD NEPETA FAASSENII 'DROPMORE' DROPMORE CATMINT 1 gal. AH PENNISETUM ALOPERCUROIDES HAMELN DWARF FOUNTAIN GRASS 1 gal. 'HAMELN' LO PRUNUS LAUROCERASSUS 'OTTO OTTO LUYKEN CHERRY LAUREL 18-24" LUYKEN' PG QUERCUS PALUSTRIS 'GREEN PILLAR' GREEN PILLAR PIN OAK 3.5-4" cal. JP SPIREA JAPONICA 'LITTLE PRINCESS' LITTLE PRINCESS SPIREA 15-18" | HEDERA HELIX ENGLISH IVY 5 gal. CONT. KH HEMEROCALIS X. 'HAPPY RETURNS' HAPPY RETURNS DAYLILLY 5 pt. CONT. HITEA VIRGINICA 'HENRY'S GARNET' HENRYS GARNET VIRGINIA SWEETSPIRE 15-18" CONT. MB LIRIOPE MUSCARI 'BIG BLUE' BIG BLUE LILLY TURF 5 pt. CONT. DC MICROBIOTA DECUSSATA 'CONDREW' BLUE SIBERIAN CARPET 18" spread CONT. TONT. HOPETA FAASSENII 'DROPMORE' DROPMORE CATMINT 1 gal. CONT. HAMELN' HAMELN DWARF FOUNTAIN GRASS 'HAMELN' LO PRUNUS LAUROCERASSUS 'OTTO LUYKEN' PG QUERCUS PALUSTRIS 'GREEN PILLAR' GREEN PILLAR PIN OAK 3.5-4" cal. B&B JJP SPIREA JAPONICA 'LITTLE PRINCESS' LITTLE PRINCESS SPIREA 15-18" CONT. |

